

Planning and Zoning Commission Meeting Minutes
July 25, 2022

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 25, 2022 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Vice-Chairman Gregory Counts and Commissioners Branden Freeman, Barbara Beam and Joshua Scott. Chairman Chris Hamel and Commissioner Lorraine Arney were absent. There is one vacancy.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Deborah Glogoff, GIS Analyst; Amelia Griffin, Associate Planner and Alejandro Marquez, Administrative Specialist.

Vice-Chairman Gregory Counts called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – June 13, 2022 & July 11, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Freeman, second by Beam to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

Action Items –

ZONE-39954-2022: *This is a request by Brittnee Elliott on behalf of Redondo Industrial Development, LLC, to rezone approximately 2.5 acres from the Business Park/Aesthetic Overlay (BP/AO) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 888 E. Plaza Circle, Yuma, AZ.*

Amelia Griffin, Associate Planner; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Brittnee Elliott, 4700 S McClintok Drive Suite 160, Tempe AZ, 85282, via Zoom was available for questions.

PUBLIC COMMENT

None

Motion by Beam, second by Freeman to APPROVE ZONE-39954-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with two absent and one vacancy.

ZONE-39962-2022: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.02 to update the permitted housing types within the Recreation Vehicle Subdivision District (RVS).*

Amelia Griffin, Associate Planner; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Scott to APPROVE ZONE-39962-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

ZONE-40002-2022: *This is a request by The City of Yuma for a Subdivision Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code.*

Alyssa Linville, Assistant Director of Planning; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Beam, second by Freeman to APPROVE ZONE-40002-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

ZONE-40003-2022: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 15, Section 6, to add provisions related to the exterior residential subdivision walls.*

Alyssa Linville, Assistant Director of Planning; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Scott to APPROVE ZONE-40003-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

ZONE-40004-2022: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 17 to update provisions related to the Sign Code.*

Alyssa Linville, Assistant Director of Planning; summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Commissioner Freeman referred to section 3C of the proposed Text Amendment, then asked for clarification of what 342 NITS meant. Linville replied 342 NITS was the maximum allowed lumination of a sign after dusk. Counts asked for the time of which the signs are to reduce their brightness. Linville answered at dusk.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Scott to APPROVE ZONE-40004-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Vice-Chairman Gregory Counts adjourned the meeting at 4:54 p.m.

Minutes approved this 22 day of August, 2022



Chairman